

# **Zone Text Amendment Analysis**

**April 28, 2010**

## **Application**

---

ZT-6-2010

Sections 7-2-123, 7-14, 7-6-1007 Screening Text Amendment

Staff Presentation by Hannah Thiel, Planner II

## **Background**

---

This ordinance text change addresses City screening standards for refuse and mechanical equipment for commercial projects and multifamily homes that are three units and greater in size. The ordinance proposal removes text from the commercial zone section and relocates the requirements in the Commercial Design Standard Ordinance as well as the Refuse Siting Standards Ordinance which apply to all zones. This text change requires aesthetically pleasing enclosures for new projects to mitigate the view of mechanical equipment and refuse on new projects. Refuse enclosures are required to be located a minimum of 20' from a residential zone. Roof mounted enclosures are required to be screened from a distance of 100 linear feet from the building to accommodate the view across most streets.

## **Recommendations/ Staff Alternatives**

---

- Approval of the Screening Ordinance Text Change, subject to any issues raised at the public hearing
- Continuance, for resolution of any issues that may arise at the public hearing.
- Denial of Screening Ordinance Text Change

## **Attachments**

---

- Proposed Ordinance